

ORDINANCE NO. 20060112-041

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 10101-10113 LAKE CREEK PARKWAY FROM INTERIM RURAL RESIDENCE (I-RR) DISTRICT, SINGLE FAMILY RESIDENCE STANDARD LOT (SF-2) DISTRICT, LIMITED OFFICE (LO) DISTRICT AND LIMITED OFFICE-CONDITIONAL OVERLAY (LO-CO) COMBINING DISTRICT TO LIMITED OFFICE-CONDITIONAL OVERLAY (LO-CO) COMBINING DISTRICT FOR TRACT ONE, TOWNHOUSE AND CONDOMINIUM RESIDENCE (SF-6) DISTRICT FOR TRACT TWO, AND SINGLE FAMILY RESIDENCE SMALL LOT (SF-4A) DISTRICT FOR TRACT THREE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base districts on the property described in Zoning Case No. C14-05-0100, on file at the Neighborhood Planning and Zoning Department, as follows:

Tract One: From single family residence standard lot (SF-2) district and limited office (LO) district to limited office-conditional overlay (LO-CO) combining district.

Lots 15-21, Block B, Woodrow Lee Subdivision, a subdivision in the City of Austin, Williamson County, Texas, according to the map or plat of record in Cabinet I, Slides 115-117 of the Plat Records of Williamson County, Texas; and

Tract Two: From limited office-conditional overlay (LO-CO) combining district to townhouse and condominium residence (SF-6) district.

A 4.076 acre tract of land, more or less, out of the Elisha Allen Survey, Abstract No. 18, in Williamson County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance; and

Tract Three: From interim rural residence (I-RR) district and limited office-conditional overlay (LO-CO) combining district to single family residence small lot (SF-4A) district.

A 26.169 acre tract of land, more or less, out of the Elisha Allen Survey, Abstract No. 18, in Williamson County, the tract of land being more particularly described by metes and bounds in Exhibit "B" incorporated into this ordinance (the "Property"),

locally known as 10101-10113 Lake Creek Parkway, in the City of Austin, Williamson County, Texas, and generally identified in the map attached as Exhibit "C".

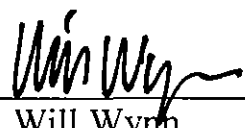
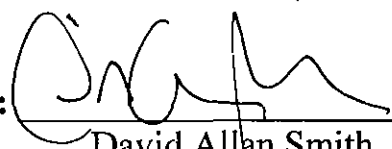
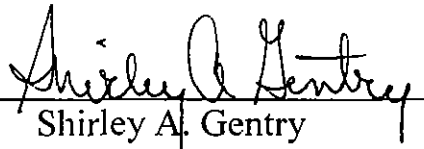
PART 2. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

Vehicular access between Tract One and Tract Three is prohibited.

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the respective base districts and other applicable requirements of the City Code.

PART 3. This ordinance takes effect on January 23, 2006.

PASSED AND APPROVED

_____	§	_____
January 12	§	
, 2006	§	Will Wynn
		Mayor
APPROVED: 	ATTEST: 	
David Allan Smith	Shirley A. Gentry	
City Attorney	City Clerk	



SHIPPING ADDRESS:
923 Loop 332
Liberty Hill, Texas 78642

3DS, Inc. **Land Surveyors**

G.P.S. Services
Subdivisions • Topographic
Construction • Commercial • Boundaries

MAILING ADDRESS:
P.O. Box 850
Liberty Hill, Texas 78642
(512) 515-5888
Fax: (512) 515-5878
www.3DSinc.com

TRACT 2 **EXHIBIT A**

BEING 4.076 ACRES OF LAND OUT OF THE ELISHA ALLEN SURVEY, ABSTRACT NO. 18, SITUATED IN WILLIAMSON COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN 30.207 ACRE TRACT OF LAND RECORDED IN VOLUME 2444, PAGE 489 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

Beginning at an iron rod found at a fence at the northwest corner of Anderson Mill Village, a subdivision in Williamson County, Texas, also being along the east Right-of-Way line of Hymeadow Drive (70' R.O.W.), said point also being the beginning of a curve to the right;

Thence, along said east right-of-way line of Hymeadow Drive, and along the west line of said 30.207 acre tract, the following two (2) courses and distances:

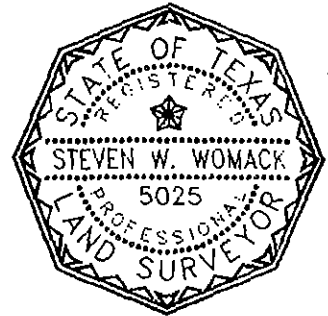
- 1.) Along said curve to the right, having a delta angle of $48^{\circ}18'30''$, a radius of 265.00 feet, an arc length of 223.43 feet, and a chord which bears $N 03^{\circ}44'49'' E$ for a distance of 216.87 feet to an iron rod found;
- 2.) $N 27^{\circ}51'13'' E$ for a distance of 430.82 feet to a calculated point;

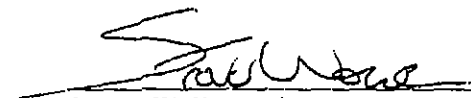
Thence through the interior of said 30.207 acre tract, the following six (6) courses and distances:

- 1.) $S 87^{\circ}19'39'' E$ for a distance of 176.94 feet to a calculated point, said point being the beginning of a curve to the left;
- 2.) Along said curve to the left, having a delta angle of $6^{\circ}46'49''$, a radius of 220.00 feet, an arc length of 26.03 feet, and a chord which bears $S 35^{\circ}06'09'' E$ for a distance of 26.02 feet to a calculated point;
- 3.) $S 38^{\circ}29'33'' E$ for a distance of 49.31 feet to a calculated point, said point being the beginning of a curve to the right;
- 4.) Along said curve to the right, having a delta angle of $45^{\circ}02'08''$, a radius of 25.00 feet, an arc length of 19.65 feet, and a chord which bears $S 15^{\circ}58'29'' E$ for a distance of 19.15 feet to a calculated point, being the beginning of a curve to the left;
- 5.) Along said curve to the left, having a delta angle of $152^{\circ}12'30''$, a radius of 50.00 feet, an arc length of 132.83 feet, and a chord which bears $S 69^{\circ}33'40'' E$ for a distance of 97.07 feet, to a calculated point;
- 6.) $S 38^{\circ}29'33'' E$ for a distance of 94.79 feet to a calculated point along the southeast line of said 30.207 acre tract, same being the northwest line of said Anderson Mill Village;

Thence along said southeast line of the 30.207 acre tract, the following two (2) bearings and distances:

- 1.) S 53°08'36" W for a distance of 531.40 feet to an iron rod found;
- 2.) S 63°26'16" W for a distance of 187.71 feet to the **Point of Beginning**, and containing 4.076 acres of land.

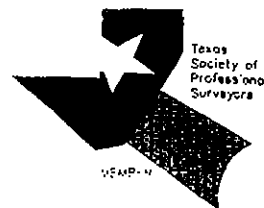



Steven W. Womack
Registered Professional Surveyor
No. 5025, State of Texas

9/22/05
Date

SURVEY SKETCH

BEING 4.076 ACRES OF LAND OUT OF THE ELISHA ALLEN SURVEY ABSTRACT NO. 18, SITUATED IN WILLAMSON COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN 30.207 ACRE TRACT OF LAND RECORDED IN VOLUME 2444, PAGE 489 OF THE OFFICIAL RECORDS OF WILLAMSON COUNTY, TEXAS.



0 50 100
APPROXIMATE
SCALE IN FEET

LEGEND

- IRON ROD FOUND
- IRON ROD SET
-) RECORD BEARING, DISTANCE
- △ CALCULATED POINT

HYMEADOW DRIVE
(70' ROW)
(N27°45'36"E
441.98')
(N 27°51'13" E
430.82')

17.75' S 87°19'39" E
176.94'

S 38°29'33" E
49.31'

30.207 Ac.
CHRISTIANNA LTD.
2444/489
30.207 Ac.

4.076 ACRES
177,532 SQ. FT.

ELISHA ALLEN SURVEY,
ABSTRACT NO. 18

7.5' UTILITY ESMT. (874/955)

S 53°08'36" W
531.40'
(S53°09'22"W
597.08')

3DS

Land Surveyors

Subdivisions • Topographic

Construction • Commercial • Boundaries

ANDERSON MILL
VILLAGE

CURVE TABLE

CURVE	DELTA	RADIUS	ARC LEN	CHORD BEARING	CHORD LEN
C1	48°18'30"	265.00'	223.43'	N 03°44'49" E	216.87'
C2	06°46'49"	220.00'	26.03'	S 35°06'09" E	26.02'
C3	45°02'08"	25.00'	19.65'	S 15°58'29" E	19.15'
C4	152°12'30"	50.00'	132.83'	S 69°33'40" E	97.07'

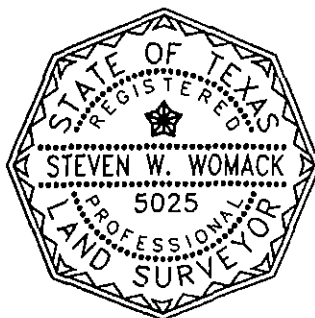
POB S 63°26'16" W
187.71'
(S63°20'39"W
184.95')

DATE: 09-22-05
DRAWN BY: SGW
FILE NAME: 04-078

PROJ. NO. : 04-078

P.O. BOX 850
LIBERTY HILL, TX 78642
PH: (512) 515-5888
FAX: (512) 515-5878

THIS SURVEY WAS PREPARED FOR
THE PURPOSE OF RE-ZONING ONLY.



STEVE W. WOMACK
REGISTERED PROFESSIONAL SURVEYOR
O. 5025, STATE OF TEXAS

DATE



Three Dimensional Services



SHIPPING ADDRESS:
923 Loop 332
Liberty Hill, Texas 78642

3DS, Inc. **Land Surveyors**

G.P.S. Services
Subdivisions • Topographic
Construction • Commercial • Boundaries

MAILING ADDRESS:
P.O. Box 850
Liberty Hill, Texas 78642
(512) 515-5888
Fax: (512) 515-5878
www.3DSinc.com

TRACT 3 **EXHIBIT B**

BEING 26.169 ACRES OF LAND OUT OF THE ELISHA ALLEN SURVEY, ABSTRACT NO. 18, SITUATED IN WILLIAMSON COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN 30.207 ACRE TRACT OF LAND RECORDED IN VOLUME 2444, PAGE 489 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AND SHOWN ON THE ATTACHED SKETCH AS FOLLOWS:

Beginning at an iron rod found on the east Right-of-Way line of Hymeadow Drive (70' R.O.W.), being also at the southwest corner of the Woodrow Lee Subdivision as recorded in Cabinet I, Slides 115-117 of the Plat Records of Williamson County, Texas, for the northwest corner of the herein described tract;

THENCE N 45°34'01" E with the most southerly line of the said Woodrow Lee Subdivision and the most northwesterly corner of said 30.207 acre tract a distance of 942.69 feet to a iron rod found;

THENCE N 42°40'01" E with the most southerly line of the Maconda Park Subdivision as recorded in Cabinet I, Slides 115-117 of the Plat Records of Williamson County, Texas and the most northwesterly corner of said 30.207 acre tract a distance of 448.01 feet to a iron rod found;

THENCE with the westerly line of Forest North Estates Phase 4, a subdivision recorded in Williamson County, Texas the following four (4) courses and distances:

- 1.) N 46°30'50" E, a distance of 219.21 feet to a iron rod found,
- 2.) N 46°02'58" E, a distance of 104.90 feet to a iron rod found,
- 3.) S 20°31'48" E, a distance of 233.94 feet to a point,
- 4.) S 28°51'56" E, a distance of 79.55 feet to a point;

THENCE with the westerly line of Forest North Estates Phase 3, a subdivision recorded in Williamson County, Texas the following two (2) courses and distances:

- 1.) S 21°46'14" E, a distance of 203.21 feet to a point,
- 2.) S 20°25'44" E, a distance of 327.84 feet to a iron rod found, for the southeast corner of the herein described tract;

THENCE with the westerly line of Anderson Mill Village, a subdivision recorded in Williamson County, Texas the following with a common line between five (5) courses and distances:

- 1.) S 53°02'34" W, a distance of 123.42 feet to a iron rod found,
- 2.) S 52°49'39" W, a distance of 667.50 feet to a iron rod found
- 3.) S 53°07'44" W, a distance of 340.65 feet to a iron rod found,
- 4.) S 53°06'31" W, a distance of 312.47 feet to a iron rod found.
- 5.) S 53°08'36" W, a distance of 65.67 feet to a point;

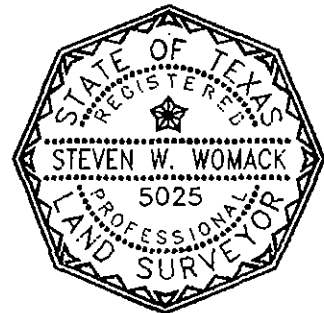
THENCE through the interior of said 30.207 acre tract, the following six (6) courses and distances:


- 1.) N 38°29'33" W for a distance of 94.79 feet to a calculated point;
- 2.) Along a curve to the right, having a delta angle of 152°12'30", a radius of 50.00 feet, an arc length of 132.83 feet, and a chord which bears N 69°33'40" W for a distance of 97.07 feet, to a calculated point;
- 3.) Along a curve to the left, having a delta angle of 45°02'08", a radius of 25.00 feet, an arc length of

- 19.65 feet, and a chord which bears N 15°58'29" W for a distance of 19.15 feet to a calculated point;
- 4.) N 38°29'33" W for a distance of 49.31 feet to a calculated point;
- 5.) Along a curve to the right, having a delta angle of 6°46'49", a radius of 220.00 feet, an arc length of 26.03 feet, and a chord which bears N 35°06'09" W for a distance of 26.02 feet to a calculated point;
- 6.) N 87°19'39" W for a distance of 176.94 feet to a calculated point, said point being on the said easterly right-of-way;

THENCE along the said easterly right-of-way, the following two (2) bearings and distances:

- 1.) N 27°51'13" E for a distance of 17.75 feet to an iron rod found;
- 2.) Along a curve to the left, having a radius of 335.00 feet, an arc length of 247.79 feet, and a chord which bears N 06°11'09" E for a distance of 242.18 to the **Point of Beginning**, and containing 26.169 acres of land, more or less.

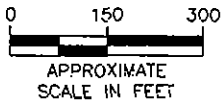
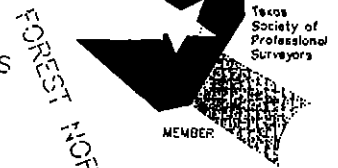



Steven W. Womack
Registered Professional Surveyor
No. 5025, State of Texas

9/29/05
Date

SURVEY SKETCH

26.169 ACRES OF LAND OUT OF THE ELISHA ALLEN SURVEY,
ABSTRACT No. 18, BEING A PORTION OF THE 30.207 ACRE TRACT
RECORDED IN VOLUME 2444, PAGE 489 OF THE OFFICIAL RECORDS
OF WILLIAMSON COUNTY, TEXAS.



LEGEND

- IRON ROD FOUND
- IRON PIPE FOUND
- IRON ROD SET
- () RECORD BEARING, DISTANCE
- ⊙ WASTEWATER MANHOLE
- ⊠ ELECTRICAL MANHOLE
- ⊕ TELEPHONE PED.

MACONDA PARK SEC. 3

LAKE CREEK PARKWAY
(120' ROW)

26.169 Ac.

CHRISTIANNIA LTD.
2444/489
30.207 Ac.

R=335.00'
T=129.87'
L=247.79'
C LEN=242.18'
BRG=N06°11'09"E

R=220.00'
T=13.03'
L=26.03'
C LEN=26.02'
BRG=N35°06'09"W

R=25.00'
T=10.36'
L=19.65'
C LEN=19.15'
BRG=N15°58'29"W

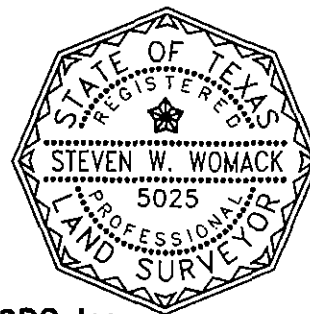
R=50.00'
T=202.10'
L=132.83'
C LEN=97.07'
BRG=N69°33'40"W

HYMEADOW DRIVE
(70' ROW)

4.076 ACRES
REMAINDER TRACT

ANDERSON MILL
VILLAGE

A PORTION OF THE SURVEY SHOWN HEREON LIES WITHIN THE LIMITS OF A
FLOOD HAZARD AREA OR WITHIN THE LIMITS OF THE 100 YEAR FLOOD AS
IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL
INSURANCE ADMINISTRATION, AS SHOWN ON COMMUNITY PANEL No. 48491CC325 D
DATED 1/3/1997, FOR WILLIAMSON COUNTY, TEXAS AND INCORPORATED AREAS.



Date: 9/29/05
Drawn by: SWW
File Name: 04-078R
PROJECT NUMBER
04-078

3DS, Inc.
Land Surveyors
GPS Services
Subdivisions • Topographic
Construction • Commercial • Boundaries

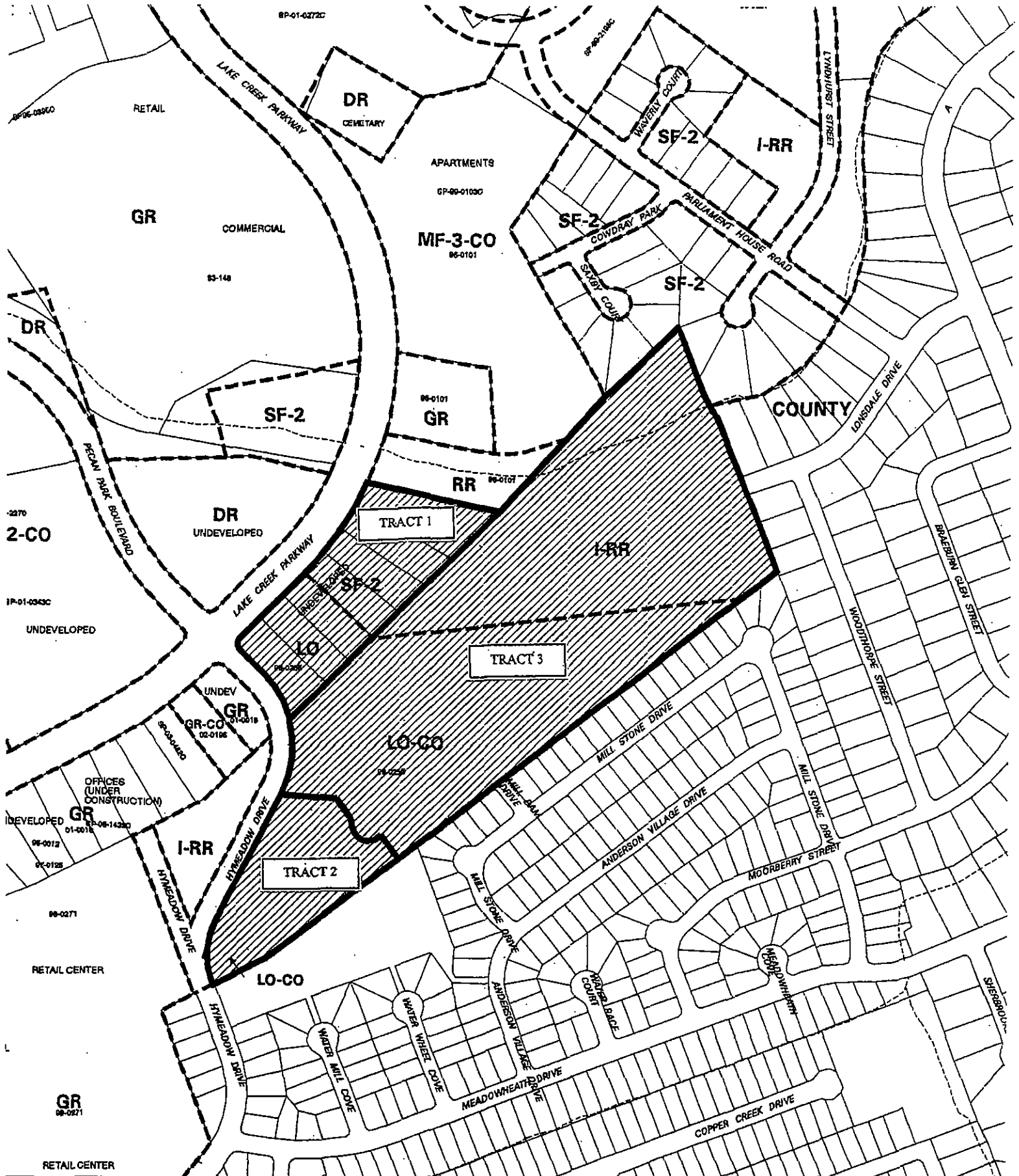
3DS
Three Dimensional Services





P.O. Box 850
923 Loop 332
Liberty Hill, Texas 78642

(512) 515-5888
Fax 515-5878

THIS SKETCH IS FOR REZONING PURPOSES.

Steven W. Womack 9/29/05
EVEN W. WOMACK
REGISTERED PROFESSIONAL LAND SURVEYOR
No. 5025, STATE OF TEXAS



 = 400'	SUBJECT TRACT 	ZONING EXHIBIT C		CITY GRID REFERENCE NUMBER G39
	PENDING CASE 			
	ZONING BOUNDARY 	CASE #: C14-05-0100	DATE: 05-10	
	CASE MGR: S.SIRWAITIS	ADDRESS: 10101 LAKE CREEK PKWY	INTLS: SM	
SUBJECT AREA (acres): 38.014				